

ASSATEAGUE ROAD
(MARYLAND ROUTE 376)

COORDINATE TABLE FOR SEPTIC RESERVE AREA

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
5	5427.2289	4722.7273	31.17	SP
6	5436.2225	4825.5620	31.13	SP
7	5432.2907	4871.3091	30.70	SP
8	5363.3960	4768.9983	30.50	SP
61	5498.0122	4825.6946		SRA COMP
62	5361.0181	4768.6192		SRA COMP
63	5426.7396	4723.0047		SRA COMP

COORDINATES AND ELEVATIONS ARE IN FEET BASED ON ASSUMED DATUM.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

LOT 1:
This lot is approved with existing water and sewage facilities as shown. This does not indicate that the quality of these systems has been evaluated. The 10,000 sq. ft., sewage reserve area must remain free of buildings easements right-of-ways and any other permanent or physical objects and be reserved for future sewage disposal. Also any future changes to these systems first requires an evaluation and permit from Environmental Programs.

LOT 2:
This subdivision is approved for interim individual water supply and sewage systems in accordance with the County Comprehensive Water and Sewer Plan. (For each dwelling unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right-of-ways and other permanent or physical objects, shall be provided for the subsurface disposal of sewage.) The applicant or any future owner must discontinue use of these individual systems and connect to the community system when available. Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

NOTES:

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0100-B, DATED 06-15-83, THIS PROPERTY IS SITUATED IN ZONE C.

THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.

THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.

THERE ARE NO PUBLIC DRAINAGE ASSOCIATION DITCHES LOCATED WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

BOARD OF ZONING APPEALS OPINION:

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, August 14, 2008, upon the application of Paula Young, on the lands of Ann Young & Steven Timmons, requesting a variance to reduce the Ordinance prescribed required lot width from 200.0 feet to 193.18 feet (a reduction of 6.82 feet), associated with Lot 1 and a variance to reduce the Ordinance prescribed required lot width from 200.0 feet to 150.00 feet (a reduction of 50.0 feet), associated with Lot 2, both of which associated with a proposed minor subdivision, in an A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-201(b)(2), ZS 1-201(b)(8), ZS 1-304, ZS 1-324 and ZS 1-116(c)(4).

The requested variances were granted on August 14, 2008.

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

LOT 1:
In accordance with Subtitle IV, Section 1-403(b)(23) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this minor subdivision located in the A-1 zoning district as defined in the Worcester County Zoning and Subdivision Control Article is exempt from the County's Forest Conservation Law since the proposed lot contained within its boundaries a building, structure or use of land that required a zoning or building permit and existed as of July 29, 1994. If the subdivision does not result in any cutting, clearing, or grading of a forest, and it is not a resubdivision of a lot previously subdivided as an exemption pursuant to this subsection. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

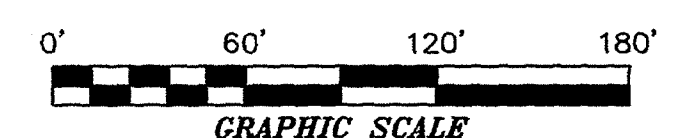
LOT 2:
In accordance with Subtitle IV, Section 1-403(b)(9) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the parcel is being created for the purpose of constructing a dwelling house intended for the use of the owner or immediate family member of the owner provided that the activity does not result in the cutting, clearing, or grading of more than 40,000 square feet of forest; and is subject of a Declaration of Intent filed with the County. The Declaration of Intent-Immediate Family Transfer shall remain valid for a period of five years from the date of local authorization. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

PURPOSE STATEMENT:

The purpose of this plat is to subdivide the lands of Anne H. Young and Steven M. Timmons (Parcel 128), creating Lot 1 and Lot 2. Lot 1 is a ±1.335 acre lot encompassing an existing dwelling. Lot 2 is a residential building lot containing ±1.081 acres, leaving ±6.714 acres in remaining lands unchanged.

LOT AREA CALCULATIONS

LOT 1	
TOTAL AREA =	±1.335 ACRES
LOT 2	
TOTAL AREA =	±1.081 ACRES
BUILDABLE AREA =	±0.351 ACRES



LOT 1 & LOT 2
MINOR SUBDIVISION

OF LANDS OF
ANN H. YOUNG &
STEVEN M. TIMMONS

THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 60' DATE: 03/31/09
JOB NO: 8653MS4/09

WORCESTER COUNTY PLANNING COMMISSION:

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees.
Any approval by the Department of the Environment of any sewer or water system or suitability therefore is based upon State and County standards existing as of the date of approval. Such standards are subject to change and a building permit may be denied in the future, in the event current standards cannot be met as of the date of approval for such permit. The approval shown herein is not sufficient approval for a building permit. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Brooks Pugh 4/9/09
Worcester County Planning Commission Date

OWNER'S CERTIFICATION

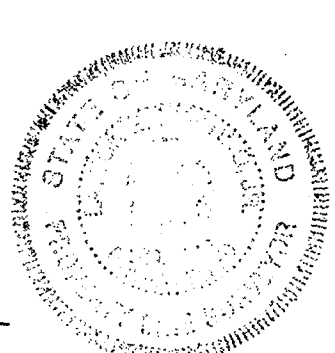
The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with.

Ann H. Young 4/9/09
Ann H. Young Date
Steven M. Timmons 4/9/09
Steven M. Timmons Date

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the county of Worcester, Maryland regarding the plotting of subdivisions within the County have been complied with.

J.E. Bunting, Jr. 3/31/09
L. E. Bunting, Jr. PROP. L.S. # 742 Date



L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641-3313

LEGEND:

- DENOTES STONE, FOUND
- DENOTES CONCRETE MONUMENT, FOUND
- DENOTES IRON PIPE, FOUND
- DENOTES IRON PIPE, TO BE SET

OWNERS:
ANN H. YOUNG
STEVEN M. TIMMONS
10609 ASSATEAGUE ROAD
BERLIN, MARYLAND 21811
PHONE # (410)-641-0371

DEED REFERENCE:
SVH 4940/703
PARCEL # 128
TAX MAP # 25

PROPERTY ZONED:
A-1 (AGRICULTURAL)
MIN. FRONT YARD
50' FROM COLLECTOR HIGHWAY
MEASURED FROM PROPERTY LINE
MIN. REAR YARD 50'
MIN. SIDE YARD 20'

NSA CSM 2157 8534
P163843